



DUMFRIES AND
GALLOWAY COUNCIL

Local Development Plan

Supplementary Guidance

Adopted 1st December 2014



Access Routes



Introduction

The purpose of this Supplementary Guidance is to provide more information on the requirements for “Access Route Statements” and “Access Route Plans” as set out in the in Policy CF4: Access routes found in the Community Services and Facilities section of the Local Development Plan.

Access routes provide recreational opportunities, help reduce car use and can improve people’s health through physical activity and contact with the outdoors. Access routes and, in particular, core paths, can also contribute to the local economy by encouraging visitors to stay in the area longer. Protecting a network of well-defined paths also has the potential to improve people’s confidence about accessing the countryside. Access policies will link closely with other open space and green network objectives.

The Land Reform (Scotland) Act 2003 provides rights of responsible access to most land and inland water in Scotland. Access issues and the protection of core and other important routes and access rights therefore need to be considered when making decisions on planning applications. Access rights will be material considerations in considering planning applications. New development should also incorporate new and enhanced access opportunities, linked to wider access networks.

The Dumfries and Galloway Outdoor Access Strategy contains a number of objectives relating to access issues and, along with the Dumfries and Galloway Core Path Plan, will be used when considering planning applications that may affect or require new access routes.

New housing developments should be integrated with public transport and active travel networks, such as paths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets, walking and cycling networks, and allow for links into future areas of development.

Local Development Plan Policy

Policy CF4: Access Routes

A. Development Affecting Existing Access Routes

The Council as Access Authority will assert, protect and keep open and free from obstruction any route, waterway or other means by which access rights may reasonably be exercised. Development proposals should not impact adversely on any of the aforementioned access routes and core paths.

The Planning Authority will not grant planning permission to development proposals which would result in the loss of such access routes unless a satisfactory alternative route or mitigating measures can be secured. In such cases, future access provision, including any changes to existing access, must be shown in an Access Route Plan.

B. Provision of New Access Routes

New development should consider access issues at an early stage of the design process and, where appropriate, incorporate new and enhanced access opportunities, linked to wider access networks and green networks. For small scale development these considerations can be demonstrated in an Access Route Statement but for all residential development of 5 units or above and major developments, an Access Route Plan demonstrating how access routes will be incorporated is required.

New or alternative access routes and enhancements to existing routes will be supported, especially if these can form part of green networks.

The Council will seek reasonable opportunities from developers to create, manage, maintain and improve access through planning conditions or legal agreements.



1. Access Route Statement

For small scale developments (for example residential development of less than 5 units) an access route statement must be prepared demonstrating how access was considered as part of the development process. This statement should include:

1. Confirmation that the developer has checked the location of Dumfries and Galloway's recorded Core Paths, Rights of Way and wider access provision in relation to the development site.
2. An assessment of the development's impact on core paths, rights of way and wider access provision.
3. Details of mitigation measures required if the development has the potential to adversely impact on access.

2. Access Route Plan

For all residential development of 5 units or above, major developments (and other large scale developments such as wind farms), an Access Route Plan, demonstrating how access will be incorporated, should include:

1. A map detailing *all* access routes / rights on land and water, including the existing paths and desire lines on or adjacent to the site.
2. Where applicable, a map detailing the links to schools, leisure and community services (including open space), public transport, and points of interest.
3. If necessary (following advice from the Council's Outdoor Access Service), a report on the consultation undertaken with local communities and recreational user groups (e.g. walking, cycling, equine, water sports). Report must include details of the groups consulted (who, when, how), views expressed (both positive and negative) and how the development has changed as a result.
4. Details of any new routes and proposed changes, including:

- a. Map detailing the diversions and management of access required, during construction,
 - b. Path construction specifications,
 - c. Structures, fitting and signage specifications,
 - d. Project and delivery plan for path works.
6. Future path maintenance plan, including an outline of:
 - a. Who will be responsible for funding path maintenance,
 - b. Who will maintain the paths and over what timescale,
 - c. The path maintenance schedule (monitoring, vegetation control, furniture replacement).

Further Information

Information on Dumfries and Galloway's Core Paths and Rights of Way
<http://www.dumgal.gov.uk/index.aspx?articleid=3812>

Dumfries and Galloway Outdoor Access Strategy
<http://www.dumgal.gov.uk/CHttpHandler.ashx?id=7782&p=0>

Preparing an Outdoor Access Plan
<http://www.snh.gov.uk/docs/B639282.pdf>

General information or guidance
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